



HOLLADAY CITY COUNCIL SUMMARY REPORT

MEETING DATE:

AGENDA ITEM:

SUBJECT: Risen Life Church/Abbington Senior Living Rezone Request

Request: Rezone from P (Public Zone) to R-M (Multi-Family Residential)
Address: 3909 S 2700 E
Applicant: Risen Life Church and Abbington Senior Living
Property Area: 2.09 Acres
General Plan: N/A
Nearby Zoning: R-1-8, RM, C-1

SUMMARY:

This is a request by the Risen Life Church and Abbington Senior Living for a rezone of the westernmost portion of the church's property at 3909 S 2700 E, to facilitate the development of a new two-story, 77-room senior care facility.

The property for which the rezone is being requested is currently developed with two small, single family homes on the front quarter of the lot. The rear portion of the properties is vacant. Directly to the east is the Risen Life Church building and its associated parking lot. Property directly to the south is zoned R-1-8 but has been developed as a multi-family use, *i.e.* duplexes. Directly across 2700 East are four single family homes but nearby are a multi-family apartment complex and the Oakwood shopping center.

GENERAL PLAN REVIEW

General Plan Considerations – This area was annexed into the city on January 1st this year. At the time of acceptance of the annexation proposal, the City Council adopted the current Zoning Map, however, no General Plan designations were adopted at that time. The General Plan designation adopted by Salt Lake County is "Stable" indicating there were no significant land use changes expected in the area. A residential care facility could be considered as within an acceptable range of residential uses in the area.

An assisted living center located on this already busy intersection would be an asset to this neighborhood providing another opportunity for Holladay residents to remain in their neighborhood when independent living is no longer possible or desirable. As this property is currently vacant, and generally unkempt, development of a new structure and the associated

street improvements required by the site plan approvals would be a considerable upgrade of this very visible corner of the city. Comments by neighbors at the Planning Commission meeting indicated the general desire for the installation of sidewalks on 39th and 27th. No direct opposition to the assisted living use was voiced by the neighbors.

RECOMMENDATION:

The Planning Commission held a public hearing on March 3, 2015. Several citizens spoke at the meeting and voiced concerns over increased traffic in the area, pedestrian safety issues at the corner of 27th and 39th and safety for the residents of the care facility. There were no specific comments regarding the proposed use or the zone being proposed. After the public hearing was closed, the Commissioners voted 4 to 1 to forward the request with a positive recommendation for the rezone; however, since the R-M zone allows other, more intense land use options, the Commissioners also recommend provisioning the rezone with a development agreement or a reverter clause to assure the project being proposed will be developed on the site.

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EXHIBITS;

- Proposed Zone Map
- Existing Zone Map-2015
- Land Use Map-2015
- Planning Commission minutes (when available)